

056.0

0002

0033.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

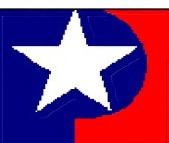
876,500 / 876,500

USE VALUE:

876,500 / 876,500

ASSESSED:

876,500 / 876,500



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
1-3		LAUREL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COELHO EMANUEL	
Owner 2:	
Owner 3:	

Street 1: 51 HAWTHORNE STREET
Street 2:

Twn/City: MALDEN
StProv: MA Cntry: Own Occ: N

Postal: 02148 Type:
StProv: MA Cntry: Own Occ: N

## PREVIOUS OWNER

Owner 1: FREITAS HELEN C -
Owner 2: -

Street 1: 51 HAWTHORNE STREET
Twn/City: MALDEN

StProv: MA Cntry: Own Occ: N
Postal:

## NARRATIVE DESCRIPTION

This parcel contains 2,790 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1907, having primarily Vinyl Exterior and 2701 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		2790		Sq. Ft.	Site		0	70.	1.81	11									352,591						352,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct
Use Code										Land Size		37454
105										Building Value		GIS Ref
2790.000										Yard Items		GIS Ref
523,900										Land Value		Insp Date
352,600										Total Value		11/09/18
876,500												

Total Card	0.064	523,900	352,600	876,500	Entered Lot Size
Total Parcel	0.064	523,900	352,600	876,500	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card:	324.51	/Parcel: 324.5	Land Unit Type:
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PREVIOUS ASSESSMENT										Parcel ID	056.0-0002-0033.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	105	FV	523,800	0	2,790.	352,600	876,400	876,400	Year End Roll	12/18/2019	
2019	105	FV	406,300	0	2,790.	352,600	758,900	758,900	Year End Roll	1/3/2019	
2018	105	FV	406,300	0	2,790.	236,700	643,000	643,000	Year End Roll	12/20/2017	
2017	105	FV	382,300	0	2,790.	226,700	609,000	609,000	Year End Roll	1/3/2017	
2016	105	FV	406,700	0	2,790.	206,500	613,200	613,200	Year End	1/4/2016	
2015	105	FV	352,200	0	2,790.	166,200	518,400	518,400	Year End Roll	12/11/2014	
2014	105	FV	352,200	0	2,790.	148,600	500,800	500,800	Year End Roll	12/16/2013	
2013	105	FV	365,400	0	2,790.	141,000	506,400	506,400		12/13/2012	

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2016	105	FV	406,700	0	2,790.	206,500	613,200	613,200	Year End	1/4/2016	
2015	105	FV	352,200	0	2,790.	166,200	518,400	51			

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Average									5	4	PAT	14	6
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:														
(Liv) Units:	3	Total:	3	3/4 Bath:		Rating:														
Foundation:	3 - BrickorStone			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	4 - Vinyl			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																
Roof Cover:	1 - Asphalt Shgl			Kits:	3	Rating:	Average													
Color:	WHITE			A Kits:		Rating:														
View / Desir:				Fpl:	1	Rating:	Average													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:														
Grade:	C - Average			<b>CONDOS INFORMATION</b>																
Year Blt:	1907	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	3	1								
Sec Int Wall:		%		Economic:				Additions:		1	5	1								
Partition:	T - Typical			Special:				Kitchen:		1	4	2								
Prim Floors:	3 - Hardwood			Override:				Baths:												
Sec Floors:	4 - Carpet	50	%	Total:	26.4	%		Plumbing:												
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:												
Subfloor:				Basic \$ / SQ:	170.00			Heating:												
Bsmnt Gar:				Size Adj.:	1.03874493			General:												
Electric:	3 - Typical			Const Adj.:	1.03425050			<b>COMPARABLE SALES</b>												
Insulation:	3 - Typical			Adj \$ / SQ:	182.635			Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext:				Other Features:	155500															
Heat Fuel:	1 - Oil			Grade Factor:	1.00															
Heat Type:	5 - Steam			NBHD Inf:	1.00000000															
# Heat Sys:	3			NBHD Mod:																
% Heated:	100	% AC:		LUC Factor:	1.00															
Solar HW:	NO	Central Vac:	NO	Adj Total:	711875															
% Com Wall:		% Sprinkled:		Depreciation:	187935				Juris. Factor:		Before Depr:	182.63								
				Deprecated Total:	523940				Special Features:	0	Val/Su Net:	130.58								
									Final Total:	523900	Val/Su SzAd:	193.97								
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 056.0-0002-0033.0												<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>				